



5 Vincent Southworth Drive, Wednesfield, Wolverhampton, West Midlands, WV11 3FF

Smart modern 2-bedroom semi-detached house on new estate constructed in 2021 very conveniently positioned on quiet estate road on historic site close to New Cross Hospital, Wednesfield town centre and bus routes to Wolverhampton. This immaculately presented dwelling briefly comprises: Entrance Lobby with Guest WC off; Comfortable sized Lounge with dual aspect windows and wooden floor; Contemporary Dining Kitchen with integrated 4-burner gas hob, electric oven and extractor hood, washer dryer, microwave, space for fridge freezer, storage cupboard and dining area; Upstairs are two double Bedrooms both with mirrored wardrobes and House Bathroom with panelled bath with shower over, WC, wash hand basin and heated towel radiator; Rear Garden with neat lawn, patio area and slabbed base for shed; Off-road parking to the side of the house for two vehicles plus road parking subject to availability; UPVC double glazing; Gas central heating; EV charging points. ** AVAILABLE EARLY OCTOBER - UNFURNISHED - SECURITY DEPOSIT £1295 OF WHICH HOLDING DEPOSIT £255 - SORRY NO PETS **

£1,125 PCM

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	